

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA

IN RE: : Chapter 7
GERALD COLEY, :
Debtor(s). : Bky. No. 09-14999ELF

ORDER

AND NOW, upon consideration of the Debtor's Motion to Avoid Judicial Lien of GMAC ("the Motion") (Doc. # 19), GMAC's Objection to the Debtor's Amended Claim of Exemptions ("the Objection") (Doc. # 44), and all responses thereto, and for the reasons set forth in the accompanying Memorandum,

It is hereby **ORDERED** that:

1. The Objection is **OVERRULED**.
2. The Debtor's claim of exemption under 11 U.S.C. §522(d)(1), in the amount of \$18,620.75, of his interest in the real property located at 158 Applegate Drive, West Chester, Pennsylvania ("the Property") is **ALLOWED**.
3. The Motion is **GRANTED IN PART AND DENIED IN PART**.
4. The judicial lien against the Property arising from the judgment entered at Docket No. 09-04775 (C.P. Chester) is **AVOIDED EXCEPT TO THE EXTENT OF \$11,605.67**.



Date: September 22, 2010

ERIC L. FRANK
U.S. BANKRUPTCY JUDGE